

LARRY HOGAN
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BOYD K. RUTHERFORD
Lt. Governor
KENNETH C. HOLT
Secretary
OWEN McEVOY
Deputy Secretary



MARCH 4 2021

Directive 2021-07

TO: ALL PARTICIPATING LENDERS

SUBJECT: CLARIFICATION ON EXHIBIT B - 2ND DEED OF TRUST

The Maryland Mortgage Program is issuing this Directive to provide clarification regarding Exhibit B on the 2nd Deed of Trust. Effective immediately both MMP and US BANK will no longer condition for corrections to Exhibit B, in order for us not to hinder the file review time. Notwithstanding, our requirements for completing this section of the DPA Deed of Trust remain unchanged. Please be aware that the correct listing of the liens remains the sole responsibility of the lenders and any consequent delays in loan purchasing (and therefore lender compensation impact) can occur if Exhibit B is not completed correctly.

For additional clarification, US BANK provided the comments below to address Exhibit B.

Exhibit B on the 2nd security instrument should be completed following the requirements of the specific jurisdiction for the property. Some jurisdictions may require that any and all liens prior (including the first mortgage in this transaction) be included in the total, Others may not. Please confirm with the specific requirements prior to closing in order to ensure this is completed correctly.

Sample Exhibit B – 2nd Deed of Trust

2nd Deed of Trust
CDA Forgivable – 12/18/17 version
R/Loandocs/MMP/SmartBuyLoanProgram(121817)

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EXHIBIT B

Prior Liens

1. First Deed of Trust of even date from the Borrower to trustees for the benefit of _____ as Beneficiary, recorded or intended to be recorded immediately before this Deed of Trust, securing a note in the amount of \$ _____.



MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
7800 HARKINS RD • LANHAM, MD 20706 • DHCD.MARYLAND.GOV
301-429-7400 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258



[STRIKE OUT IF NOT APPLICABLE]

2. Second Deed of Trust of even date from the Borrower to trustees for the benefit of _____ as Beneficiary, recorded or intended to be recorded after the First Deed of Trust and immediately prior to this Deed of Trust, securing a note in the amount of \$ _____.

[STRIKE OUT IF NOT APPLICABLE]

3. Third Deed of Trust of even date from the Borrower to trustees for the benefit of _____ as Beneficiary, recorded or intended to be recorded after the Second Deed of Trust and immediately prior to this Deed of Trust, securing a note in the amount of \$ _____.

As always, we appreciate your continued participation in our programs.

If you have any questions concerning this Directive or suggestions for improvements, please email singlefamilyhousing.dhcd@maryland.gov.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

